

**Executive Summary – Enforcement Matter – Case No. 44668**  
**S S A Properties Inc dba Bunnys Down Town**  
**RN101744399**  
**Docket No. 2012-1538-PST-E**

**Order Type:**

1660 Agreed Order

**Findings Order Justification:**

N/A

**Media:**

PST

**Small Business:**

Yes

**Location(s) Where Violation(s) Occurred:**

Bunnys Down Town, 1811 South Broadway Avenue, Tyler, Smith County

**Type of Operation:**

Convenience store with retail sales of gasoline

**Other Significant Matters:**

Additional Pending Enforcement Actions: No

Past-Due Penalties: No

Other: N/A

Interested Third-Parties: None

**Texas Register Publication Date:** January 25, 2013

**Comments Received:** No

***Penalty Information***

**Total Penalty Assessed:** \$7,628

**Amount Deferred for Expedited Settlement:** \$1,525

**Amount Deferred for Financial Inability to Pay:** \$0

**Total Paid to General Revenue:** \$303

**Total Due to General Revenue:** \$5,800

Payment Plan: 29 payments of \$200 each

**SEP Conditional Offset:** \$0

Name of SEP: N/A

**Compliance History Classifications:**

Person/CN - N/A

Site/RN – Average by Default

**Major Source:** No

**Statutory Limit Adjustment:** N/A

**Applicable Penalty Policy:** September 2011

**Executive Summary – Enforcement Matter – Case No. 44668**  
**S S A Properties Inc dba Bunnys Down Town**  
**RN101744399**  
**Docket No. 2012-1538-PST-E**

***Investigation Information***

**Complaint Date(s):** N/A

**Complaint Information:** N/A

**Date(s) of Investigation:** February 8, 2012 and July 24, 2012

**Date(s) of NOE(s):** July 24, 2012

***Violation Information***

1. Failed to provide release detection for the piping associated with the underground storage tank ("UST") system. Specifically, Respondent did not successfully conduct the annual piping tightness test [30 TEX. ADMIN. CODE § 334.50(b)(2) and TEX. WATER CODE § 26.3475(a)].

2. Failed to provide proper corrosion protection for the UST system [30 TEX. ADMIN. CODE § 334.49(a)(1) and TEX. WATER CODE § 26.3475(d)].

***Corrective Actions/Technical Requirements***

**Corrective Action(s) Completed:**

N/A

**Technical Requirements:**

The Order will require Respondent to:

a. Within 30 days:

i. Implement a release detection method for the piping associated with the UST system; and

ii. Install a corrosion protection system and test the system.

b. Within 45 days, submit written certification demonstrating compliance with Ordering Provisions a.i. and a.ii.

***Litigation Information***

**Date Petition(s) Filed:** N/A

**Date Answer(s) Filed:** N/A

**SOAH Referral Date:** N/A

**Hearing Date(s):** N/A

**Settlement Date:** N/A

**Executive Summary – Enforcement Matter – Case No. 44668**  
**S S A Properties Inc dba Bunnys Down Town**  
**RN101744399**  
**Docket No. 2012-1538-PST-E**

***Contact Information***

**TCEQ Attorney:** N/A

**TCEQ Enforcement Coordinator:** Harvey Wilson, Enforcement Division,  
Enforcement Team 3, MC 169, (512) 239-0321; Debra Barber, Enforcement Division,  
MC 219, (512) 239-0412

**TCEQ SEP Coordinator:** N/A

**Respondent:** Farzana Jiwani, President, S S A Properties Inc, 1811 Frostwood Drive,  
Tyler, Texas 75703

**Respondent's Attorney:** N/A





# Penalty Calculation Worksheet (PCW)

Policy Revision 3 (September 2011)

PCW Revision August 3, 2011

**TCEQ**

**DATES** **Assigned** 30-Jul-2012 **PCW** 3-Aug-2012 **Screening** 2-Aug-2012 **EPA Due**

## RESPONDENT/FACILITY INFORMATION

**Respondent** S S A Properties Inc dba Bunnys Down Town  
**Reg. Ent. Ref. No.** RN101744399  
**Facility/Site Region** 5-Tyler **Major/Minor Source** Minor

## CASE INFORMATION

**Enf./Case ID No.** 44668 **No. of Violations** 2  
**Docket No.** 2012-1538-PST-E **Order Type** 1660  
**Media Program(s)** Petroleum Storage Tank **Government/Non-Profit** No  
**Multi-Media** **Enf. Coordinator** Kristyn Bower  
**EC's Team** Enforcement Team 3  
**Admin. Penalty \$ Limit Minimum** \$0 **Maximum** \$25,000

## Penalty Calculation Section

**TOTAL BASE PENALTY (Sum of violation base penalties)** **Subtotal 1** \$7,500

## ADJUSTMENTS (+/-) TO SUBTOTAL 1

Subtotals 2-7 are obtained by multiplying the Total Base Penalty (Subtotal 1) by the indicated percentage.

**Compliance History** 0.0% Enhancement **Subtotals 2, 3, & 7** \$0

**Notes** No adjustment for compliance history.

**Culpability** No 0.0% Enhancement **Subtotal 4** \$0

**Notes** The Respondent does not meet the culpability criteria.

**Good Faith Effort to Comply Total Adjustments** **Subtotal 5** \$0

**Economic Benefit** 0.0% Enhancement\* **Subtotal 6** \$0

Total EB Amounts \$609  
 Approx. Cost of Compliance \$6,118  
 \*Capped at the Total EB \$ Amount

**SUM OF SUBTOTALS 1-7** **Final Subtotal** \$7,500

**OTHER FACTORS AS JUSTICE MAY REQUIRE** 1.7% **Adjustment** \$128

Reduces or enhances the Final Subtotal by the indicated percentage.

**Notes** Enhancement recommended to capture the avoided cost of compliance associated with Violation No. 1.

**Final Penalty Amount** \$7,628

**STATUTORY LIMIT ADJUSTMENT** **Final Assessed Penalty** \$7,628

**DEFERRAL** 20.0% Reduction **Adjustment** -\$1,525

Reduces the Final Assessed Penalty by the indicated percentage. (Enter number only; e.g. 20 for 20% reduction.)

**Notes** Deferral offered for expedited settlement.

**PAYABLE PENALTY** \$6,103

Screening Date 2-Aug-2012

Docket No. 2012-1538-PST-E

PCW

Respondent S S A Properties Inc dba Bunnys Down Town

Policy Revision 3 (September 2011)

Case ID No. 44668

PCW Revision August 3, 2011

Reg. Ent. Reference No. RN101744399

Media [Statute] Petroleum Storage Tank

Enf. Coordinator Kristyn Bower

**Compliance History Worksheet**

## &gt;&gt; Compliance History Site Enhancement (Subtotal 2)

| Component                     | Number of...   | Enter Number Here | Adjust. |
|-------------------------------|--|-------------------|---------|
| NOVs                          | Written notices of violation ("NOVs") with same or similar violations as those in the current enforcement action ( <i>number of NOVs meeting criteria</i> )  | 0                 | 0%      |
|                               | Other written NOVs   | 0                 | 0%      |
| Orders                        | Any agreed final enforcement orders containing a denial of liability ( <i>number of orders meeting criteria</i> )  | 0                 | 0%      |
|                               | Any adjudicated final enforcement orders, agreed final enforcement orders without a denial of liability, or default orders of this state or the federal government, or any final prohibitory emergency orders issued by the commission | 0                 | 0%      |
| Judgments and Consent Decrees | Any non-adjudicated final court judgments or consent decrees containing a denial of liability of this state or the federal government ( <i>number of judgements or consent decrees meeting criteria</i> )                              | 0                 | 0%      |
|                               | Any adjudicated final court judgments and default judgments, or non-adjudicated final court judgments or consent decrees without a denial of liability, of this state or the federal government  | 0                 | 0%      |
| Convictions                   | Any criminal convictions of this state or the federal government ( <i>number of counts</i> )   | 0                 | 0%      |
| Emissions                     | Chronic excessive emissions events ( <i>number of events</i> )   | 0                 | 0%      |
| Audits                        | Letters notifying the executive director of an intended audit conducted under the Texas Environmental, Health, and Safety Audit Privilege Act, 74th Legislature, 1995 ( <i>number of audits for which notices were submitted</i> )     | 0                 | 0%      |
|                               | Disclosures of violations under the Texas Environmental, Health, and Safety Audit Privilege Act, 74th Legislature, 1995 ( <i>number of audits for which violations were disclosed</i> )  | 0                 | 0%      |
| Please Enter Yes or No        |  |                   |         |
| Other                         | Environmental management systems in place for one year or more   | No                | 0%      |
|                               | Voluntary on-site compliance assessments conducted by the executive director under a special assistance program  | No                | 0%      |
|                               | Participation in a voluntary pollution reduction program   | No                | 0%      |
|                               | Early compliance with, or offer of a product that meets future state or federal government environmental requirements  | No                | 0%      |

Adjustment Percentage (Subtotal 2) 0%

## &gt;&gt; Repeat Violator (Subtotal 3)

No

Adjustment Percentage (Subtotal 3) 0%

## &gt;&gt; Compliance History Person Classification (Subtotal 7)

N/A

Adjustment Percentage (Subtotal 7) 0%

## &gt;&gt; Compliance History Summary

Compliance  
History  
Notes

No adjustment for compliance history.

Total Compliance History Adjustment Percentage (Subtotals 2, 3, &amp; 7) 0%

## &gt;&gt; Final Compliance History Adjustment

Final Adjustment Percentage \*capped at 100% 0%

Screening Date 2-Aug-2012

Docket No. 2012-1538-PST-E

PCW

Respondent S S A Properties Inc dba Bunnys Down Town

Policy Revision 3 (September 2011)

Case ID No. 44668

PCW Revision August 3, 2011

Reg. Ent. Reference No. RN101744399

Media [Statute] Petroleum Storage Tank

Enf. Coordinator Kristyn Bower

Violation Number 1

Rule Cite(s)

30 Tex. Admin. Code § 334.50(b)(2) and Tex. Water Code § 26.3475(a)

Violation Description

Failed to provide release detection for the piping associated with the underground storage tank ("UST") system. Specifically, the Respondent did not successfully conduct the annual piping tightness test.

Base Penalty \$25,000

## &gt;&gt; Environmental, Property and Human Health Matrix

OR

| Release   | Harm  |          |       |
|-----------|-------|----------|-------|
|           | Major | Moderate | Minor |
| Actual    |       |          |       |
| Potential | x     |          |       |

Percent 15.0%

## &gt;&gt; Programmatic Matrix

| Falsification | Major | Moderate | Minor |
|---------------|-------|----------|-------|
|               |       |          |       |

Percent 0.0%

Matrix Notes

Human health or the environment will or could be exposed to pollutants which would exceed levels that are protective of human health or environmental receptors as a result of the violation.

Adjustment \$21,250

\$3,750

## Violation Events

Number of Violation Events 1

85 Number of violation days

|                         |              |   |
|-------------------------|--------------|---|
| mark only one with an x | daily        |   |
|                         | weekly       |   |
|                         | monthly      |   |
|                         | quarterly    |   |
|                         | semiannual   |   |
|                         | annual       | x |
|                         | single event |   |

Violation Base Penalty \$3,750

One annual event is recommended for the period preceding the February 8, 2012 investigation.

## Good Faith Efforts to Comply

0.0% Reduction

\$0

Before NOV NOV to EDPRP/Settlement Offer

|               |   |               |
|---------------|---|---------------|
| Extraordinary |   |               |
| Ordinary      |   |               |
| N/A           | x | (mark with x) |

Notes

The Respondent does not meet the good faith criteria for this violation.

Violation Subtotal \$3,750

## Economic Benefit (EB) for this violation

## Statutory Limit Test

Estimated EB Amount \$128

Violation Final Penalty Total \$3,814

This violation Final Assessed Penalty (adjusted for limits) \$3,814

# Economic Benefit Worksheet

**Respondent** S S A Properties Inc dba Bunnys Down Town  
**Case ID No.** 44668  
**Reg. Ent. Reference No.** RN101744399  
**Media** Petroleum Storage Tank  
**Violation No.** 1

**Percent Interest** 5.0  
**Years of Depreciation** 15

| Item Description         | Item Cost | Date Required | Final Date | Yrs  | Interest Saved | Onetime Costs | EB Amount |
|--------------------------|-----------|---------------|------------|------|----------------|---------------|-----------|
| No commas or \$          |           |               |            |      |                |               |           |
| <b>Delayed Costs</b>     |           |               |            |      |                |               |           |
| Equipment                |           |               |            | 0.00 | \$0            | \$0           | \$0       |
| Buildings                |           |               |            | 0.00 | \$0            | \$0           | \$0       |
| Other (as needed)        |           |               |            | 0.00 | \$0            | \$0           | \$0       |
| Engineering/construction |           |               |            | 0.00 | \$0            | \$0           | \$0       |
| Land                     |           |               |            | 0.00 | \$0            | n/a           | \$0       |
| Record Keeping System    |           |               |            | 0.00 | \$0            | n/a           | \$0       |
| Training/Sampling        |           |               |            | 0.00 | \$0            | n/a           | \$0       |
| Remediation/Disposal     |           |               |            | 0.00 | \$0            | n/a           | \$0       |
| Permit Costs             |           |               |            | 0.00 | \$0            | n/a           | \$0       |
| Other (as needed)        |           |               |            | 0.00 | \$0            | n/a           | \$0       |

Notes for DELAYED costs

## Avoided Costs ANNUALIZE [1] avoided costs before entering item (except for one-time avoided costs)

|                               |       |             |            |      |      |       |       |
|-------------------------------|-------|-------------|------------|------|------|-------|-------|
| Disposal                      |       |             |            | 0.00 | \$0  | \$0   | \$0   |
| Personnel                     |       |             |            | 0.00 | \$0  | \$0   | \$0   |
| Inspection/Reporting/Sampling |       |             |            | 0.00 | \$0  | \$0   | \$0   |
| Supplies/equipment            |       |             |            | 0.00 | \$0  | \$0   | \$0   |
| Financial Assurance [2]       |       |             |            | 0.00 | \$0  | \$0   | \$0   |
| ONE-TIME avoided costs [3]    | \$118 | 15-Nov-2011 | 2-Aug-2012 | 1.63 | \$10 | \$118 | \$128 |
| Other (as needed)             |       |             |            | 0.00 | \$0  | \$0   | \$0   |

Notes for AVOIDED costs

Estimated avoided cost to successfully conduct the annual piping tightness testing. The date required is the date of ownership change, and the final date is the screening date.

Approx. Cost of Compliance

\$118

TOTAL

\$128



Screening Date 2-Aug-2012

Docket No. 2012-1538-PST-E

PCW

Respondent S S A Properties Inc dba Bunnys Down Town

Policy Revision 3 (September 2011)

Case ID No. 44668

PCW Revision August 3, 2011

Reg. Ent. Reference No. RN101744399

Media [Statute] Petroleum Storage Tank

Enf. Coordinator Kristyn Bower

Violation Number 2

Rule Cite(s) 30 Tex. Admin. Code § 334.49(a)(1) and Tex. Water Code § 26.3475(d)

Violation Description

Failed to provide proper corrosion protection for the UST system.

Base Penalty \$25,000

## &gt;&gt; Environmental, Property and Human Health Matrix

OR

| Release   | Major | Moderate | Minor |
|-----------|-------|----------|-------|
| Actual    |       |          |       |
| Potential | x     |          |       |

Percent 15.0%

## &gt;&gt; Programmatic Matrix

| Falsification | Major | Moderate | Minor |
|---------------|-------|----------|-------|
|               |       |          |       |

Percent 0.0%

Matrix Notes

Human health or the environment will or could be exposed to pollutants which would exceed levels that are protective of human health or environmental receptors as a result of the violation.

Adjustment \$21,250

\$3,750

## Violation Events

Number of Violation Events 1

9 Number of violation days

|                            |              |   |
|----------------------------|--------------|---|
| mark only one<br>with an x | daily        |   |
|                            | weekly       |   |
|                            | monthly      | x |
|                            | quarterly    |   |
|                            | semiannual   |   |
|                            | annual       |   |
|                            | single event |   |

Violation Base Penalty \$3,750

One monthly event is recommended based on documentation of the violation during the July 24, 2012 record review to the August 2, 2012 screening date.

## Good Faith Efforts to Comply

0.0% Reduction

\$0

Before NOV NOV to EDRP/Settlement Offer

|               |   |               |
|---------------|---|---------------|
| Extraordinary |   |               |
| Ordinary      |   |               |
| N/A           | x | (mark with x) |

Notes

The Respondent does not meet the good faith criteria for this violation.

Violation Subtotal \$3,750

## Economic Benefit (EB) for this violation

## Statutory Limit Test

Estimated EB Amount \$481

Violation Final Penalty Total \$3,814

This violation Final Assessed Penalty (adjusted for limits) \$3,814

# Economic Benefit Worksheet

**Respondent** S S A Properties Inc dba Bunnys Down Town  
**Case ID No.** 44668  
**Reg. Ent. Reference No.** RN101744399  
**Media** Petroleum Storage Tank  
**Violation No.** 2

**Percent Interest** 5.0  
**Years of Depreciation** 15

| Item Description         | Item Cost | Date Required | Final Date | Yrs  | Interest Saved | Onetime Costs | EB Amount |
|--------------------------|-----------|---------------|------------|------|----------------|---------------|-----------|
| No commas or \$          |           |               |            |      |                |               |           |
| <b>Delayed Costs</b>     |           |               |            |      |                |               |           |
| Equipment                | \$6,000   | 8-Feb-2012    | 1-Apr-2013 | 1.15 | \$23           | \$458         | \$481     |
| Buildings                |           |               |            | 0.00 | \$0            | \$0           | \$0       |
| Other (as needed)        |           |               |            | 0.00 | \$0            | \$0           | \$0       |
| Engineering/construction |           |               |            | 0.00 | \$0            | \$0           | \$0       |
| Land                     |           |               |            | 0.00 | \$0            | n/a           | \$0       |
| Record Keeping System    |           |               |            | 0.00 | \$0            | n/a           | \$0       |
| Training/Sampling        |           |               |            | 0.00 | \$0            | n/a           | \$0       |
| Remediation/Disposal     |           |               |            | 0.00 | \$0            | n/a           | \$0       |
| Permit Costs             |           |               |            | 0.00 | \$0            | n/a           | \$0       |
| Other (as needed)        |           |               |            | 0.00 | \$0            | n/a           | \$0       |

**Notes for DELAYED costs** Estimated cost to provide proper corrosion protection for the UST system. The date required is the date of the investigation and the final date is the estimated date of compliance.

|   |  |  |  |      |     |     |     |
|---|--|--|--|------|-----|-----|-----|
| <b>Avoided Costs</b>  |  |  |  |      |     |     |     |
| <b>ANNUALIZE [1] avoided costs before entering item (except for one-time avoided costs)</b> |  |  |  |      |     |     |     |
| Disposal  |  |  |  | 0.00 | \$0 | \$0 | \$0 |
| Personnel   |  |  |  | 0.00 | \$0 | \$0 | \$0 |
| Inspection/Reporting/Sampling   |  |  |  | 0.00 | \$0 | \$0 | \$0 |
| Supplies/equipment  |  |  |  | 0.00 | \$0 | \$0 | \$0 |
| Financial Assurance [2]   |  |  |  | 0.00 | \$0 | \$0 | \$0 |
| ONE-TIME avoided costs [3]  |  |  |  | 0.00 | \$0 | \$0 | \$0 |
| Other (as needed)   |  |  |  | 0.00 | \$0 | \$0 | \$0 |

**Notes for AVOIDED costs**

Approx. Cost of Compliance \$6,000 **TOTAL** \$481

# Compliance History Report

|   |  |                      |                                       |                   |
|---|--|----------------------|---------------------------------------|-------------------|
| Customer/Respondent/Owner-Operator:           | CN604008896                            | S S A Properties Inc | Classification:                       | Rating:           |
| Regulated Entity:                             | RN101744399                            | BUNNYS DOWN TOWN     | Classification: AVERAGE<br>BY DEFAULT | Site Rating: 3.01 |
| ID Number(s):                                 | PETROLEUM STORAGE TANK<br>REGISTRATION | REGISTRATION         |                                       | 22216             |
| Location:                                     | 1811 S BROADWAY AVE, TYLER, TX, 75701  |                      |                                       |                   |
| TCEQ Region:                                  | REGION 05 - TYLER                      |                      |                                       |                   |
| Date Compliance History Prepared:             | August 08, 2012                        |                      |                                       |                   |
| Agency Decision Requiring Compliance History: | Enforcement                            |                      |                                       |                   |
| Compliance Period:                            | August 07, 2007 to August 07, 2012     |                      |                                       |                   |

TCEQ Staff Member to Contact for Additional Information Regarding this Compliance History

Name: Kristyn Bower Phone: (512) 239-2616

## Site Compliance History Components

- Has the site been in existence and/or operation for the full five year compliance period? YES
- Has there been a (known) change in ownership/operator of the site during the compliance period? YES
- If YES, who is the current owner/operator?  
S S A Properties Inc, OWNER  
JIWANI, TAJUDDIN, OPERATOR
- If YES, who was/were the prior owner(s)/operator(s)?  
NELLIPARAMBAN, SABEER, OPERATOR  
Silkot International, Inc., OWNER
- If YES, when did the change(s) in owner or operator occur?  
11/15/2011
- Rating Date: 9/1/2011 Repeat Violator: NO

## Components (Multimedia) for the Site :

- Final Enforcement Orders, court judgments, and consent decrees of the State of Texas and the federal government.  
N/A
- Any criminal convictions of the state of Texas and the federal government.  
N/A
- Chronic excessive emissions events.  
N/A
- The approval dates of investigations. (CCEDS Inv. Track. No.)  
1 07/24/2012 (995898)
- Written notices of violations (NOV). (CCEDS Inv. Track. No.)  
N/A
- Environmental audits.  
N/A
- Type of environmental management systems (EMSs).  
N/A
- Voluntary on-site compliance assessment dates.  
N/A
- Participation in a voluntary pollution reduction program.  
N/A
- Early compliance.  
N/A
- Sites Outside of Texas  
N/A



# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



**IN THE MATTER OF AN  
ENFORCEMENT ACTION  
CONCERNING  
S S A PROPERTIES INC DBA  
BUNNYS DOWN TOWN  
RN101744399**

**§        BEFORE THE  
§  
§        TEXAS COMMISSION ON  
§  
§        ENVIRONMENTAL QUALITY**

## **AGREED ORDER DOCKET NO. 2012-1538-PST-E**

### **I. JURISDICTION AND STIPULATIONS**

On \_\_\_\_\_, the Texas Commission on Environmental Quality ("the Commission" or "TCEQ") considered this agreement of the parties, resolving an enforcement action regarding S S A Properties Inc dba Bunnys Down Town ("Respondent") under the authority of TEX. WATER CODE chs. 7 and 26. The Executive Director of the TCEQ, through the Enforcement Division, and the Respondent together stipulate that:

1. The Respondent owns and operates a convenience store with retail sales of gasoline at 1811 South Broadway Avenue in Tyler, Smith County, Texas (the "Facility").
2. The Respondent's three underground storage tanks ("USTs") are not exempt or excluded from regulation under the Texas Water Code or the rules of the Commission.
3. The Executive Director and the Respondent agree that the Commission has jurisdiction to enter this Agreed Order, and that the Respondent is subject to the Commission's jurisdiction.
4. The Respondent received notice of the violations alleged in Section II ("Allegations") on or about July 29, 2012.
5. The occurrence of any violation is in dispute and the entry of this Agreed Order shall not constitute an admission by the Respondent of any violation alleged in Section II ("Allegations"), nor of any statute or rule.
6. An administrative penalty in the amount of Seven Thousand Six Hundred Twenty-Eight Dollars (\$7,628) is assessed by the Commission in settlement of the violations alleged in Section II ("Allegations"). The Respondent has paid Three Hundred Three Dollars

(\$303) of the administrative penalty and One Thousand Five Hundred Twenty-Five Dollars (\$1,525) is deferred contingent upon the Respondent's timely and satisfactory compliance with all the terms of this Agreed Order. The deferred amount will be waived upon full compliance with the terms of this Agreed Order. If the Respondent fails to timely and satisfactorily comply with all requirements of this Agreed Order, the Executive Director may require the Respondent to pay all or part of the deferred penalty.

The remaining amount of Five Thousand Eight Hundred Dollars (\$5,800) shall be payable in Twenty-Nine (29) monthly payments of Two Hundred Dollars (\$200) each. The next monthly payment shall be paid within 30 days after the effective date of this Agreed Order. The subsequent payments shall each be paid not later than 30 days following the due date of the previous payment until paid in full. If the Respondent fails to timely and satisfactorily comply with the payment requirements of this Agreed Order, the Executive Director may, at the Executive Director's option, accelerate the maturity of the remaining installments, in which event the unpaid balance shall become immediately due and payable without demand or notice. In addition, the failure of the Respondent to meet the payment schedule of this Agreed Order constitutes the failure by Respondent to timely and satisfactorily comply with all the terms of this Agreed Order.

7. Any notice and procedures, which might otherwise be authorized or required in this action, are waived in the interest of a more timely resolution of the matter.
8. The Executive Director and the Respondent agree on a settlement of the matters alleged in this enforcement action, subject to final approval in accordance with 30 TEX. ADMIN. CODE § 70.10(a).
9. The Executive Director may, without further notice or hearing, refer this matter to the Office of the Attorney General of the State of Texas ("OAG") for further enforcement proceedings if the Executive Director determines that the Respondent has not complied with one or more of the terms or conditions in this Agreed Order.
10. This Agreed Order shall terminate five years from its effective date or upon compliance with all the terms and conditions set forth in this Agreed Order, whichever is later.
11. The provisions of this Agreed Order are deemed severable and, if a court of competent jurisdiction or other appropriate authority deems any provision of this Agreed Order unenforceable, the remaining provisions shall be valid and enforceable.

## **II. ALLEGATIONS**

As owner and operator of the Facility, the Respondent is alleged to have:

1. Failed to provide release detection for the piping associated with the UST system, in violation of 30 TEX. ADMIN. CODE § 334.50(b)(2) and TEX. WATER CODE § 26.3475(a), as documented during an investigation conducted on February 8, 2012 and a record review conducted on July 24, 2012. Specifically, the Respondent did not successfully conduct the annual piping tightness test.

2. Failed to provide proper corrosion protection for the UST system, in violation of 30 TEX. ADMIN. CODE § 334.49(a)(1) and TEX. WATER CODE § 26.3475(d), as documented during an investigation conducted on February 8, 2012 and a record review conducted on July 24, 2012.

### **III. DENIALS**

The Respondent generally denies each allegation in Section II ("Allegations").

### **IV. ORDERING PROVISIONS**

1. It is, therefore, ordered by the TCEQ that the Respondent pay an administrative penalty as set forth in Section I, Paragraph 6 above. The payment of this administrative penalty and the Respondent's compliance with all the terms and conditions set forth in this Agreed Order resolve only the allegations in Section II. The Commission shall not be constrained in any manner from requiring corrective action or penalties for violations which are not raised here. Administrative penalty payments shall be made payable to "TCEQ" and shall be sent with the notation "Re: S S A Properties Inc dba Bunnys Down Town, Docket No. 2012-1538-PST-E" to:

Financial Administration Division, Revenues Section  
Attention: Cashier's Office, MC 214  
Texas Commission on Environmental Quality  
P.O. Box 13088  
Austin, Texas 78711-3088

2. It is further ordered that the Respondent shall undertake the following technical requirements:
  - a. Within 30 days after the effective date of this Agreed Order:
    - i. Implement a release detection method for the piping associated with the UST system, in accordance with 30 TEX. ADMIN. CODE § 334.50; and
    - ii. Install a corrosion protection system and test the system, in accordance with 30 TEX. ADMIN. CODE § 334.49;
  - b. Within 45 days after the effective date of this Agreed Order, submit written certification as described below, and include detailed supporting documentation including photographs, receipts, and/or other records to demonstrate compliance with Ordering Provision Nos. 2.a.i. and 2.a.ii. The certification shall be notarized by a State of Texas Notary Public and include the following certification language:

"I certify under penalty of law that I have personally examined and am familiar with the information submitted and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe

that the submitted information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations."

The certification shall be submitted to:

Order Compliance Team  
Enforcement Division, MC 149A  
Texas Commission on Environmental Quality  
P.O. Box 13087  
Austin, Texas 78711-3087

with a copy to:

Petroleum Storage Tank Section, Manager  
Tyler Regional Office  
Texas Commission on Environmental Quality  
2916 Teague Drive  
Tyler, Texas 75701-3734

3. The provisions of this Agreed Order shall apply to and be binding upon the Respondent. The Respondent is ordered to give notice of the Agreed Order to personnel who maintain day-to-day control over the Facility operations referenced in this Agreed Order.
4. If the Respondent fails to comply with any of the Ordering Provisions in this Agreed Order within the prescribed schedules, and that failure is caused solely by an act of God, war, strike, riot, or other catastrophe, the Respondent's failure to comply is not a violation of this Agreed Order. The Respondent shall have the burden of establishing to the Executive Director's satisfaction that such an event has occurred. The Respondent shall notify the Executive Director within seven days after the Respondent becomes aware of a delaying event and shall take all reasonable measures to mitigate and minimize any delay.
5. The Executive Director may grant an extension of any deadline in this Agreed Order or in any plan, report, or other document submitted pursuant to this Agreed Order, upon a written and substantiated showing of good cause. All requests for extensions by the Respondent shall be made in writing to the Executive Director. Extensions are not effective until the Respondent receives written approval from the Executive Director. The determination of what constitutes good cause rests solely with the Executive Director.
6. This Agreed Order, issued by the Commission, shall not be admissible against the Respondent in a civil proceeding, unless the proceeding is brought by the OAG to: (1) enforce the terms of this Agreed Order; or (2) pursue violations of a statute within the Commission's jurisdiction, or of a rule adopted or an order or permit issued by the Commission under such a statute.
7. This Agreed Order may be executed in separate and multiple counterparts, which together shall constitute a single instrument. Any page of this Agreed Order may be

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copied, scanned, digitized, converted to electronic portable document format ("pdf"), or otherwise reproduced and may be transmitted by digital or electronic transmission, including but not limited to facsimile transmission and electronic mail. Any signature affixed to this Agreed Order shall constitute an original signature for all purposes and may be used, filed, substituted, or issued for any purpose for which an original signature could be used. The term "signature" shall include manual signatures and true and accurate reproductions of manual signatures created, executed, endorsed, adopted, or authorized by the person or persons to whom the signatures are attributable. Signatures may be copied or reproduced digitally, electronically, by photocopying, engraving, imprinting, lithographing, electronic mail, facsimile transmission, stamping, or any other means or process which the Executive Director deems acceptable. In this paragraph exclusively, the terms "electronic transmission", "owner", "person", "writing", and "written" shall have the meanings assigned to them under TEX. BUS. ORG. CODE § 1.002.

8. Under 30 TEX. ADMIN. CODE § 70.10(b), the effective date is the date of hand-delivery of the Order to the Respondent, or three days after the date on which the Commission mails notice of the Order to the Respondent, whichever is earlier.

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## SIGNATURE PAGE

### TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

\_\_\_\_\_  
For the Commission

Pam Dawkins  
For the Executive Director

3/29/13  
Date

I, the undersigned, have read and understand the attached Agreed Order. I am authorized to agree to the attached Agreed Order on behalf of the entity indicated below my signature, and I do agree to the terms and conditions specified therein. I further acknowledge that the TCEQ, in accepting payment for the penalty amount, is materially relying on such representation.

I also understand that failure to comply with the Ordering Provisions, if any, in this order and/or failure to timely pay the penalty amount, may result in:

- A negative impact on compliance history;
- Greater scrutiny of any permit applications submitted;
- Referral of this case to the Attorney General's Office for contempt, injunctive relief, additional penalties, and/or attorney fees, or to a collection agency;
- Increased penalties in any future enforcement actions;
- Automatic referral to the Attorney General's Office of any future enforcement actions; and
- TCEQ seeking other relief as authorized by law.

In addition, any falsification of any compliance documents may result in criminal prosecution.

FARZANA  
Signature

12-12-12  
Date

FARZANA JIWANI  
Name (Printed or typed)  
Authorized Representative of  
S S A Properties Inc dba Bunnys Down Town

PRESIDENT  
Title

**Instructions:** Send the original, signed Agreed Order with penalty payment to the Financial Administration Division, Revenues Section at the address in Section IV, Paragraph 1 of this Agreed Order.